

<b>Schedule of Regulations INDUSTRIAL ZONING</b>							
			<b>Minimum Set Backs (Feet)</b>				
<b>Zoning Districts</b>	<b>Min. Lot Size (Sq. Ft.)</b>	<b>Min. Lot Width (Feet)</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Max. Height (Feet)</b>	<b>Min. Building Width (Feet)</b>
I	1 Acre	150	40		J	20	K 14

J. No minimum, however, all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 12 feet clear and unobstructed access way or easement which may be provided by an alley. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for all parking areas.

K. Height at any point on a structure shall not exceed the horizontal distance to any lot line.

### **150.030 DISTRICT I: INDUSTRIAL.**

(A) *Intent.*

(1) The I, Industrial District is designed and intended for manufacturing, assembling, fabricating, processing, storage and similar operations which may require larger sites and isolation from other types of land uses, and to make provisions for commercial uses necessary to service the immediate needs of an industrial area.

(2) Where it is determined by the Planning Commission that the effects of a listed use may tend to extend beyond the site, then conditional land use approval shall be required.

(B) *Principal permitted uses.*

- (1) Light industrial manufacturing.
- (2) Processing, assembling and fabrication operations.
- (3) Warehousing.
- (4) Lumber yards.
- (5) Contractor yards and shops.
- (6) Auto body and paint shops.
- (7) Sawmills.
- (8) Concrete and asphalt plants.
- (9) Pulp and paper mills.
- (10) Research laboratories.

- (11) Transfer stations.
- (12) Water and wastewater treatment plants.
- (13) Heating and electrical power generating plants.

(14) Public and private recreational facilities, including parks, walkways, trails, wild animals parks, nature parks, amusement and theme parks, fitness and recreational sports centers (e.g. gymnasiums, handball, racquetball, and tennis courts, ice and roller skating rinks, swimming and wave pools), bowling centers, archery or indoor shooting ranges, billiard or pool parlors, miniature golf courses, go-cart facilities, and administration of conservation programs.

- (15) Truck stop.
- (16) Bulk storage; petroleum and farm products.
- (17) Private use landing fields, provided the requirements of § [150.140.11](#).

(C) *Permitted accessory uses.* The following are permitted accessory uses:

- (1) Off-street parking as required and subject to the regulations established in § [150.053](#).
- (2) Any structural or mechanical use customarily incidental to the permitted principal use.
- (3) Signs in accordance with §§ [150.080](#) through [150.092](#).

(D) *Conditional uses permitted by conditional use permit.* The following uses of land and structures may be permitted in this District by application for and issuance of a conditional use permit as required in §§ [150.125](#) through [150.140.16](#). The following will also need to meet the Site Plan requirements of §§ [150.105](#) through [150.113](#).

- (1) Other industrial or heavy commercial uses not specifically indicated as a principal permitted use.
- (2) Junkyards, recyclable material processors and wholesalers.
- (3) Provision of essential services.
- (4) Wireless communication facility and structures, subject to the conditions of § [150.133](#).
- (5) Public or private sanitary landfills and holding areas for inert materials, subject to the conditions of § [150.134](#).
- (6) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).
- (7) Sexually oriented business, subject to the conditions of § [150.137](#).
- (8) Veterinarian offices and animal clinics, subject to the conditions of § [150.140](#).
- (9) Large scale recreation uses, including golf driving ranges, commercial stables with or without an arena, gun clubs, outdoor shooting ranges, camper and/or tent parks, hay rides, picnic grounds, swimming facilities, kiddie-type rides, tracks and other constructed courses for off-road

vehicles whether for personal use or public use, (but not including circuses, motorcycle and auto racetracks, and horse or dog tracks), subject to § [150.140.1](#).

(10) Outdoor theaters, subject to the conditions of § [150.140.4](#).

(11) Public and private colleges and universities, subject to § [150.140.5](#).

(12) Race tracks including, midget auto, motorcycle, karting, snowmobile, and other motor vehicle tracks, and similar facilities, subject to the conditions of § [150.140.6](#).

(13) Utility grid wind energy system (wind farm), subject to the conditions of § [150.15](#).

(E) (1) Additional conditional use permit required area:

(2) In areas where the Industrial Zone borders R-1, RR-1, RR-2 and RR-3 there will be a 200-foot deep buffer. Any use of this buffer zone shall require a conditional use permit.

(Ord. passed 5-28-2002; Ord. § 316, passed 9-14-2009; Ord. 1-2012, passed 12-26-2012; Ord. § 316, passed 11-9-2015)